133.0	0006	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	830,800	/	830,800
USE VALUE:	830,800	/	830,800
ASSESSED:	830,800	/	830,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COVERT DAVID H--ETAL
Owner 2:	GUBERNICK RHODA
Owner 3:	
Street 1:	115 GLOUCESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1276 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7436.000	252,000		578,800	830,800
Total Card	0.171	252,000		578,800	830,800
Total Parcel	0.171	252,000		578,800	830,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 651.10 | /Parcel: 651.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85552

GIS Ref

GIS Ref

Insp Date 12/01/17

!10374!

PREVIOUS ASSESSMENT

Parcel ID 133.0-0006-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,000	0	7,436.	578,800	830,800		Year end	12/23/2021
2021	101	FV	244,700	0	7,436.	578,800	823,500		Year End Roll	12/10/2020
2020	101	FV	244,700	0	7,436.	578,800	823,500	823,500	Year End Roll	12/18/2019
2019	101	FV	207,400	0	7,436.	610,900	818,300	818,300	Year End Roll	1/3/2019
2018	101	FV	207,100	0	7,436.	450,200	657,300	657,300	Year End Roll	12/20/2017
2017	101	FV	207,100	0	7,436.	430,900	638,000	638,000	Year End Roll	1/3/2017
2016	101	FV	207,100	0	7,436.	398,700	605,800	605,800	Year End	1/4/2016
2015	101	FV	202,100	0	7,436.	334,400	536,500	536,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:35:50

LAST REV

Date	Time
12/22/20	13:01:43
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10374

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19907-451		6/1/1989		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	85552
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2020	1200	New Wind	9,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
2/25/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
8/31/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7436		Sq. Ft.	Site		0	90.	0.86	10									578,772						578,800	

Total AC/HA:	0.17071	Total SF/SM:	7436	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	578,772	Spl Credit		Total:	578,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342338
Depreciation:	90377
Depreciated Total:	251961

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

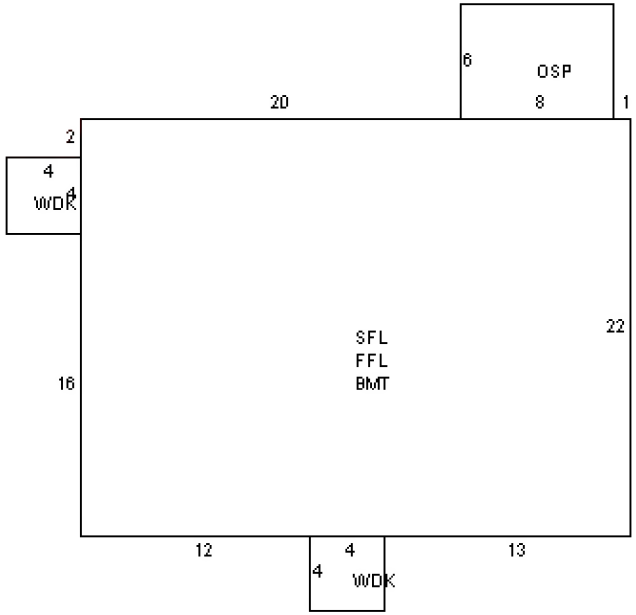
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	126.38
Final Total:	252000	Val/Su SzAd	197.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	638	52.640	33,587
FFL	First Floor	638	175.480	111,958
SFL	Second Floor	638	175.480	111,958
OSP	Screen Porch	48	48.400	2,323
WDK	Deck	32	16.000	512

Net Sketched Area:	1,994			Total:	260,338
Size Ad	1276	Gross Area	1994	FinArea	1276

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: